



Vermont Real Estate Commission Mandatory Consumer Disclosure



[This document is not a contract.]

This disclosure must be given to a consumer at the first reasonable opportunity and before discussing confidential information; entering into a brokerage service agreement; or showing a property.

RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. **You should not reveal any confidential information that could harm your bargaining position.**

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

Brokerage Firms May Offer

NON-DESIGNATED AGENCY or DESIGNATED AGENCY

- Non-designated agency brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- Designated agency brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

THE BROKERAGE FIRM NAMED BELOW PRACTICES

DESIGNATED AGENCY

I / We Acknowledge Receipt of This Disclosure

This form has been presented to you by:

Laura Brueckner

Printed Name of Consumer

Laura Brueckner 4/15/25
Signature of Consumer Date

Laura Brueckner ☐ Declined to sign
Printed Name of Consumer

LAURA BRUECKNER
Signature of Consumer Date

9/18/25 ☐ Declined to sign

Pall Spera Company Realtors LLC

Printed Name of Real Estate Brokerage Firm

Penny Mason-Anderson

Printed Name of Agent Signing Below

Penny Mason-Anderson dotloop verified
09/20/25 9:35 AM EDT
MROD-LYWW-ODSH-NNFS
Signature of Agent of the Brokerage Firm Date

PALL SPERA
COMPANY,
REALTORS



VR-016 Rev. E-DA

4. **Listing Agency's Authority.** Owner authorizes Listing Agency to list the Property for sale or exchange, to advertise, show and market the Property as Listing Agency deems appropriate, to negotiate for offers on the Property and to present all offers, whether oral or written, to Owner up to and including the Expiration Date of this Agreement. The decision to accept any buyer's offer is Owner's exclusive decision. Listing Agency has no independent authority to accept or agree to any offers on Owner's behalf.
5. **Assistance of Other Brokers.** Listing Agency is authorized to offer, accept, and enter into agency cooperation agreements with other real estate agents to assist with Listing Agency's marketing efforts to procure potential buyers. Listing Agency's participation in a Multiple Listing Service (MLS) is a form of this cooperation.

There are two types of cooperating agents.

- A. Buyer's Agents represent their buyer clients.
B. Broker's Agents represent the Listing Agency with unrepresented buyer customers.

Owner shall have no responsibility for the actions or inactions of such Buyer's Agents or Broker's Agents.

Listing Agency ☒ does ☐ does not cooperate with Buyer's Agents.
Listing Agency ☐ does ☒ does not cooperate with Broker's Agents.

6. **Compensation.** Brokerage commissions and compensation (the fee) are not set by law and are fully negotiable. Owner acknowledges that any fees to be paid under this Agreement are solely and entirely a matter of negotiation between Owner and Listing Agency and are not in any way controlled, fixed or pre-established. Owner agrees to pay Listing Agency a fee for its services in the following manner:

- ☒ 5.4% of the amount of the purchase price, or a fee of \$ _____;
☐ A fee determined as follows:

(Handwritten initials PS and JB)

Owner acknowledges that offering compensation to a cooperating agent is not required.

- ☒ Owner authorizes offers of compensation to a cooperating agent (complete section A or B).
☐ Owner does not authorize offers of compensation to a cooperating agent (skip sections A and B).

- ☒ A. Owner authorizes Listing Agency to share a portion of the above fee with cooperating agents/agencies, to be paid at closing:

- i. To Buyer's Agency: a fee equal to 2.5% of the purchase price, or \$ _____
ii. To Broker's Agency: a fee equal to xxxxx % of the purchase price, or \$ _____

- ☐ B. Owner does not authorize Listing Agency to share their fee. However, Owner agrees to pay the following additional fees at closing. These fees are in addition to the fee paid to the Listing Agency at closing.

- i. To Buyer's Agency: a fee equal to 2.5% of the purchase price, or \$ _____
ii. To Broker's Agency: a fee equal to _____ % of the purchase price, or \$ _____

Compensation addendum attached: ☐ Yes ☒ No

Owner's Initials

(Handwritten initials PS and JB)

<i>(Handwritten initials PS)</i>			
----------------------------------	--	--	--

Whether or not **Owner** has authorized compensation to a Buyer's Agency or Broker's Agency, **Owner** acknowledges that an offer may contain a request for compensation.

If, prior to the Expiration Date of this Agreement, **Listing Agency** presents an offer at or above the price stated herein, or at any other price established during the term of this Agreement (or any extension thereof), with no closing contingencies and a closing within a reasonable period of time from the date of the offer, **Owner** will pay the fee set forth herein whether or not **Owner** accepts that offer.

7. Compensation: Expiration and Termination.

- A. Owner** agrees to pay **Listing Agency** the fee if, during the term of this Agreement, the Property is sold or exchanged or if **Owner** enters into an agreement for the sale or exchange of the Property and all closing contingencies under such agreement or any amendment or modification thereof are satisfied. The fee shall also be due whether the closing of such agreement or any amendment or modification thereof occurs during the term of this Agreement or thereafter. **Owner** also agrees to pay **Listing Agency** the fee set forth in this Agreement if the Property is subject to a right of first refusal or option to purchase, and is sold to the holder of the right of first refusal or option to purchase as a result of **Listing Agency** presenting **Owner** with an offer to purchase the Property or as a result of any other marketing efforts by **Listing Agency**.

If this Agreement expires prior to the closing of any agreement for the sale or exchange of the Property entered into by **Owner** during the term of this Agreement, **Listing Agency** shall be entitled to the fee set forth above whether or not this Agreement is renewed or extended beyond the Expiration Date. In addition, **Owner** authorizes **Listing Agency** to provide services with respect to any agreement for sale or exchange of the Property entered into during the term of this Agreement up to the closing of such agreement, whether or not this Agreement is renewed or extended beyond the Expiration Date. This authorization extends only to activities of **Listing Agency** concerning a sale or exchange agreement for the Property made during the term of this Agreement and does not authorize or obligate **Listing Agency** to provide services concerning any other offer or agreement concerning the Property after the Expiration Date.

- B. Owner** agrees to pay the full fee if this Agreement has expired or is terminated and **Owner** closes or enters into a sale, lease, or exchange agreement for the Property and **Listing Agency** is the procuring cause thereof within 365 days(s) after the Expiration Date or earlier termination of this Agreement. **Listing Agency** shall provide **Owner** with written notice of all persons on account of whom it may be entitled to a fee under this paragraph within ten (10) calendar days after the Expiration Date or earlier termination of this Agreement. **Listing Agency** will be regarded as the procuring cause, and procuring cause is established if the **Listing Agency's** efforts are the foundation upon which the negotiations had begun. **Owner** is not obligated to pay the fee if **Owner** has entered into a subsequent bona fide Exclusive Right to Market Agreement with similar terms and conditions, including duration and compensation, to this Agreement.

- 8. Confidentiality.** **Listing Agency** shall exercise ordinary and necessary care to protect confidential information provided by **Owner** from disclosure to other agents in **Listing Agency** who are not designated agents under this Agreement unless **Owner** provides prior authorization for such disclosure. However, a designated agent may reveal confidential information provided by **Owner** to their supervising licensee to the extent necessary

Owner's Initials

			
---	--	--	--

12. Marketing Options.

- a. Owner ☒ does ☐ does not grant Listing Agency permission to submit this listing to a Multiple Listing Service (MLS). Listing Agency shall market the Property in accordance with the procedures, rules and regulations of the MLS. Offers of compensation are prohibited in the MLS and no reference to compensation is permitted. In the event Owner does not grant permission to Listing Agency to submit the listing to the MLS, Owner understands that the Clear Cooperation Policy prohibits any and all public marketing including, but not limited to print and electronic advertising, signage, flyers, window displays, email blasts, websites, and real estate apps accessible to the public.
- b. Owner ☒ does ☐ does not authorize submission of Owner's name into the Multiple Listing Service.
- c. Owner ☒ does ☐ does not grant Listing Agency authority to permit cooperating agents to show the Property without Listing Agency being present.
- d. Owner ☒ does ☐ does not grant Listing Agency authority to disclose to cooperating Agents or prospective buyers the existence (but not the terms or amounts) of other offers to purchase the Property.
- e. Owner ☒ does ☐ does not grant Listing Agency permission to place and maintain a lockbox on the Property.
- f. Owner ☒ does ☐ does not grant Listing Agency permission to take photographs, digital images or provide virtual tours of the Property to be used for marketing.
- g. Owner ☒ does ☐ does not grant Listing Agency permission to place and maintain a "For Sale" sign upon the Property.
- h. Additional Terms and Conditions concerning this Agreement or marketing options:

Property will become live on the MLS when ~~the mud season is over, seller will notify agent~~

the property is prepared for photography and viewing by other agents through the MLS. (B)

13. **Marketing Materials.** Owner acknowledges that marketing material including but not limited to videos, photos, property information, data, etc. may be difficult, if not impossible, to remove from third-party websites and internet-based syndicators. Owner therefore releases all Agents/Agencies from any liability and/or responsibility regarding the inability to remove said marketing materials.

14. **Interest on Contract Deposit/Forfeit of Contract Deposit.** Under Vermont law, if interest on any contract deposit is reasonably expected to earn less than one hundred dollars (\$100.00), the contract deposit will be placed in a pooled interest-bearing trust account and the interest earned thereon will be remitted to the Vermont Housing Finance Agency (VHFA) to be used in the Agency's mortgage programs. If interest on any contract deposit is reasonably expected to earn more than one hundred dollars (\$100.00), Vermont law provides that the contract deposit may be placed in a separate interest-bearing account if requested by the Buyer.

In the event any contract deposit or portion thereof is paid to Owner as a result of a breach or claimed breach of a Purchase and Sale Contract by a Buyer, Listing Agency shall be entitled to receive, as a liquidated and agreed upon sum, one-half of the deposit, together with one-half of any interest accrued thereon to which Owner is entitled, provided the total amount paid to Listing Agency shall not exceed

Owner's Initials

LB			
----	--	--	--

the fee which would otherwise be due under this Agreement. It is agreed that this allocation of any contract Buyer's forfeit of a deposit is a liquidated damage provision which is solely intended to compensate Listing Agency for reasonably estimated losses, costs and expenses and is neither a penalty for a Buyer's breach nor an incentive to Owner or Buyer to perform any purchase agreement.

15. **Taxes.** Prior to entering into any agreement for the sale of the Property, Owner should obtain legal, accounting and/or other professional assistance to determine the tax and other legal obligations imposed by any sale of the Property including, but not limited to, Federal and State income taxes (including capital gains), Foreign Investment in Real Property Tax Act (FIRPTA), Vermont Land Gains Tax, and Vermont Non-Resident Income Tax Withholding. If Owner is not a resident of Vermont or is a foreign citizen, the provisions of the Vermont Non-Resident Income Tax Withholding and/or FIRPTA may require withholding a portion of closing proceeds and/or payment of taxes to Federal and Vermont taxing authorities.
16. **Permits.** Owner acknowledges and understands that certain State and Local permits and disclosures may govern the use of the Property, including those required by Act 250. If such permits are required for the use of the Property or the Property is not in compliance with such permits, a Buyer may be unwilling or unable to close. To the best of the Owner's knowledge, the property is in compliance with any existing permits. Further, Owner has not received notice of any permit violation that has not been cured or resolved.
17. **Non-Discrimination and Fair Housing in Marketing.** Listing Agency shall market the Property with respect to Federal and State Fair Housing Laws and any other laws or regulations relating to discrimination. Listing Agency will perform the services enumerated in this agreement without regard to any person's race, sex, sexual orientation, gender identity, age, marital status, religious creed, color, national origin, handicap, or because a person intends to occupy the Property with one or more minor children, is a victim of abuse, or is a recipient of public assistance.
18. **Wire Fraud.** Owners are advised to never wire funds without personally speaking with the intended recipient of the wire to confirm the routing number and account number and to verify that the contact information is legitimate. Owners should exercise extreme caution when wiring funds in real estate transactions.
19. **Surveillance.** Owners should be aware there are potential legal ramifications to streaming and/or recording audio and video of individuals while at the Property. Owners should seek legal advice prior to participating in such activities. Surveillance equipment ☒ is ☐ is not present.
20. **Term of Agreement/Binding Effect/Severability.** This Agreement shall not be for a period in excess of twelve (12) months. It cannot be cancelled or terminated prior to the Expiration Date unless Owner and Listing Agency mutually agree to such cancellation or termination in writing or Listing Agency is required to terminate this Agreement due to a conflict of interest. However, if Owner directs or insists that Listing Agency market the Property in a manner that would, in the judgment of Listing Agency, violate applicable law or subject Listing Agency to civil or regulatory liability, Listing Agency shall have the right to terminate this Agreement by written notice to Owner whereupon all obligations of Listing Agency under this Agreement shall terminate and Listing Agency shall have no further responsibility in any manner whatsoever to Owner. This Agreement is binding upon and shall inure to the benefit of the parties hereto, their heirs, executors, personal representatives and assigns. If any provision of this Agreement shall be

Owner's Initials

LB			
----	--	--	--

determined by a court to be invalid or unenforceable, the validity and enforceability of all other provisions of this Agreement shall not be affected thereby.

21. Dispute Resolution System/Fees and Costs to Prevailing Party. Listing Agency recommends the use of a dispute resolution system that utilizes mediation as an alternative to litigation in the event of any dispute or claim arising out of or relating to this Agreement. In the event of any litigation or lawsuit between Owner and Listing Agency arising out of or relating to this Agreement, or to the services provided to Owner by Listing Agency, the substantially prevailing party shall be entitled to the costs and expenses thereof, including reasonable attorney's fees.

22. Modification and Amendment. This Agreement and all modifications, amendments or changes thereto, including any changes in the listed price, shall be in writing signed by Owner and authorized agent of Listing Agency and may be signed electronically.

9/18/25

9/17/26

23. Term of Agreement. Commencement Date: ~~03/24/2025~~ Expiration Date: ~~03/23/2026~~ (at midnight EST/EDT)

OWNER ACKNOWLEDGES HAVING READ ALL PROVISIONS OF THIS AGREEMENT PRIOR TO SIGNING.

UNDERSTOOD AND AGREED:

Pall Spera Company Realtors LLC

Penny Mason-Anderson

Penny Mason-Anderson

dotloop verified
03/20/25 11:12 AM EDT
JWIKZ-CR0H-NK4M-QF0Z

Listing Agency

Designated Agent

(Signature)

Date

PO Box 507, Morrisville, VT 05661

Street Address/PO Box

City/Town

State

Zip

802-793-7736

8028881102

penny.masonanderson@pallspera.com

Phone

Cell

Email

Owner:

Laurie Brunelle

(Signature)

Phone/Cell

Email

Date

Owner:

(Signature)

Phone/Cell

Email

Date

cell. 802.383.8452

Owner:

(Signature)

Phone/Cell

Email

Date

LAND. 802 - 244 - 7517

Owner:

(Signature)

Phone/Cell

Email

Date

Contact information to which all notices to Owner(s) under this Agreement shall be sent:

Street Address/PO Box

City/Town

State

Zip

Phone

Cell

Email

802-383-8452

Vt. 05677



DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

Required Federal Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular problem to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Property Address: 1421 Shaw Mansion Road, Waterbury, VT 05677

Seller's Disclosure (initial applicable sections)

1. Presence of lead-based paint and/or lead based paint hazards:

JS	

a. Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

b. Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

2. Records and reports available to the Seller:

a. Seller has provided the Purchaser with all available records and reports available pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

JS	

b. Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial applicable sections)

3. Purchaser has received copies of all information listed above.

4. Purchaser has received the pamphlet *Protect Your Family from lead in Your Home*.

Seller's Initials

JS			
----	--	--	--

Buyer's Initials

--	--	--	--

Purchaser has:

a. Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

b. Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)



Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information respectively provided by each of them is true and accurate.

Seller:

Laura Bueck 9/18/25
(Signature) Date

Purchaser:

(Signature) Date

Seller:

(Signature) Date

Purchaser:

(Signature) Date

Seller:

(Signature) Date

Purchaser:

(Signature) Date

Seller:

(Signature) Date

Purchaser:

(Signature) Date



SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER



Date Prepared: _____

Seller's Name(s): Laura Brueckner

Physical Property Address: 1421 Shaw Mansion Road Waterbury
Street City/Town

Type of Property: ☒ Single Family Residence ☐ Multi-Family Residence (duplex, triplex, etc.)
☐ Condominium/Townhouse ☐ Land Only ☐ Commercial

Use of Property: ☒ Primary Residence ☐ Vacation Property ☐ Rental Property ☐ Other: _____

INTRODUCTION: This Report provides information from the Seller based on Seller's personal knowledge concerning the above Property. Unless otherwise disclosed, Seller does not have any expertise in construction, architecture, engineering, surveying or any other skills that would provide Seller with special knowledge concerning the condition of the Property. Other than having owned the Property, Seller has no greater knowledge about the Property than that which could be obtained by a careful inspection performed by or on behalf of a potential buyer. The real estate agents involved with the sale of this Property do not conduct or perform any inspection of the Property. Unless otherwise disclosed, Seller has not inspected or examined those portions of the Property that are generally inaccessible. **THIS REPORT DOES NOT CONSTITUTE A WARRANTY OF ANY KIND BY THE SELLER OR BY ANY REAL ESTATE AGENT CONCERNING THE CONDITION OF THE PROPERTY. THIS REPORT IS NOT A SUBSTITUTE FOR A PROPERTY INSPECTION. BUYER HAS THE OPPORTUNITY TO REQUEST THAT SELLER AGREE TO A PROPERTY INSPECTION AS PART OF ANY CONTRACT FOR THE SALE OF THE PROPERTY.**

INSTRUCTIONS TO SELLER: (1) Complete this form yourself. (2) Answer ALL questions. (3) Disclose conditions that you know about that affect the Property. (4) Attach additional pages to this Report if additional information is provided. (5) IF YOU DO NOT KNOW THE FACTS, WRITE "DON'T KNOW." DO NOT GUESS THE ANSWER TO ANY QUESTION.

**THE STATEMENTS IN THIS REPORT ARE MADE BY THE SELLER.
THEY ARE NOT STATEMENTS OR REPRESENTATIONS MADE BY ANY REAL ESTATE AGENT(S).**

1. LAND (SOILS, DRAINAGE, BOUNDARIES AND EASEMENTS)

(a)	Has any fill or off-site material been placed on the Property?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(b)	Do you know of any sliding, settling, subsidence, earth movement, upheaval or earth stability problems that have affected the Property?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(c)	Is the Property located in a federal flood hazard zone or wetlands, public waters or conservation zones designated by federal, state or local statute, regulation or ordinance?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(d)	Do you know of any past or present drainage, high water table, or flood problems affecting the Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(e)	Is the Property served by a road maintained by the municipality?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(f)	If the answer to (e) above is "No," how is the road serving the property maintained? <input type="checkbox"/> Road Maintenance Agreement <input type="checkbox"/> Homeowners/Road Association <input type="checkbox"/> Shared Driveway Other (explain): _____ Annual Cost(s): _____			
(g)	Are there public or private landfills or dumps (compacted or otherwise) on the Property or on any abutting property?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW

Seller's Initials LB

Purchaser's Initials

(h)	Are there currently any underground fuel storage tanks on the Property? If "Yes," Fuel Type: _____	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(i)	Have there been any underground fuel storage tanks on the Property in the past? If "Yes," have they been removed? _____ When? _____ By whom? _____	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(j)	Do you know the location of the boundary lines of the Property?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(k)	Are the boundary lines of the Property marked in any way? If "Yes," how are they marked? _____	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(l)	Has the Property been surveyed? If "Yes," when? _____ By whom? _____	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(m)	Are copies of any of the following available? <input type="checkbox"/> Site Plan <input type="checkbox"/> Survey <input type="checkbox"/> Tax Map <input type="checkbox"/> Subdivision Plan/Sketch	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(n)	Are there any easements or rights of way affecting the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(o)	Are there any boundary line disputes, claims of adverse possession, encroachments, or zoning set back violations affecting the Property?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW

Further explanation of any of the above:

2. MECHANICAL, ELECTRICAL, APPLIANCES & OTHER SYSTEMS

HEATING/AIR CONDITIONING/HOT WATER SYSTEMS

(a)	Heating System (check all that apply): <input type="checkbox"/> Base Board <input type="checkbox"/> Hot Air <input type="checkbox"/> Radiant <input type="checkbox"/> Heat Pump <input type="checkbox"/> Direct <input type="checkbox"/> Vent <input type="checkbox"/> Steam Other (explain): <u>Propane & electric</u> Age of Furnace/Boiler: <u>20</u> <input checked="" type="checkbox"/> Don't Know Primary Fuel Type: <input type="checkbox"/> Oil <input type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Propane <input type="checkbox"/> Electric <input type="checkbox"/> Wood <input type="checkbox"/> Wood Pellet <input type="checkbox"/> Coal <input type="checkbox"/> Solar <input type="checkbox"/> Geothermal <input type="checkbox"/> Other (explain) <u>wood back up</u> Primary Annual Fuel Usage: _____ Gallons (or other measure) Date Range _____ Provider: <u>Amerigas</u> Secondary Fuel Type: <input type="checkbox"/> Oil <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Wood Pellet <input type="checkbox"/> Coal <input type="checkbox"/> Solar <input checked="" type="checkbox"/> Geothermal <input type="checkbox"/> Other (explain): _____ Secondary Annual Fuel Usage: _____ Gallons (or other measure) Date Range _____ Provider: _____ If propane, who owns propane tank? <input type="checkbox"/> Owner <input type="checkbox"/> Propane Supplier <input type="checkbox"/> Association Property used: <input type="checkbox"/> Full Time <input type="checkbox"/> Seasonally <i>Fuel consumption may vary by user, number of occupants and weather conditions.</i>			
(b)	Air Conditioning: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "Yes," describe type and number of units (central, heat pump, window, etc.)			
(c)	Hot Water System (check all that apply): <input checked="" type="checkbox"/> Hot Water Tank <input type="checkbox"/> Domestic/Off Boiler <input type="checkbox"/> On Demand <input type="checkbox"/> Heat Pump Water Heater Age of Hot Water System: <u>2 yrs +/-</u> <input checked="" type="checkbox"/> Don't Know Fuel Type: <input type="checkbox"/> Oil <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Coal <input type="checkbox"/> Solar <input type="checkbox"/> Wood Pellet <input type="checkbox"/> Other _____ Hot Water Tank is: <input type="checkbox"/> Owned <input type="checkbox"/> Rented If rented, from whom: _____ Monthly rental fee: \$ _____			
(d)	Alternative Energy System(s) (check all that apply): <input type="checkbox"/> Solar <input type="checkbox"/> Wind <input type="checkbox"/> Hydroelectric <input type="checkbox"/> Geothermal <input type="checkbox"/> Unknown Energy returned to grid: <input type="checkbox"/> YES <input type="checkbox"/> NO Owned or Leased: <u>N/A</u>			
(e)	Electrical System: Electrical service panel has: <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Circuit Breakers <input type="checkbox"/> Other (explain) _____ Annual electricity usage: \$ _____ Date Range: _____ Electric utility provider: _____ Property used: <input checked="" type="checkbox"/> Full <input type="checkbox"/> Time Seasonally <i>Electricity consumption may vary by user, number of occupants, number of appliances and weather conditions.</i> Main Breaker Amperes: _____ Amps <input checked="" type="checkbox"/> Don't Know			
(f)	Has a Vermont Home Energy Profile been created? If yes, when? _____ By whom? _____	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(g)	Are you aware of any problems or conditions that affect any of the above systems? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "Yes," explain in detail: _____			

Seller's Initials

LB

Purchaser's Initials

TELEPHONE/INTERNET/TELEVISION

(h)	Is landline telephone service present at the Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," current provider: _____
(i)	Is cellular telephone service available at the Property? <input type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," list available providers: _____
(j)	Is internet service available at the Property? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "Yes," current provider: _____ If "Yes," service is: <input type="checkbox"/> Dial Up <input type="checkbox"/> Broadband <input type="checkbox"/> Cable <input type="checkbox"/> Satellite <input type="checkbox"/> DSL <input type="checkbox"/> Fiber Optic <u>Not sure</u>
(k)	Is television service available at the Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," current provider: <u>Comcast</u> If "Yes," source is: <input type="checkbox"/> Antenna <input type="checkbox"/> Cable <input type="checkbox"/> Satellite <input type="checkbox"/> DSL <input type="checkbox"/> Fiber Optic <u>Not sure</u>

OTHER EQUIPMENT AND APPLIANCES

(l)	Check the items that will be included in the sale of the Property: <input checked="" type="checkbox"/> Electric Garage Door Opener - Number of Transmitters <u>1</u> <input type="checkbox"/> Security Alarm System <input type="checkbox"/> Owned <input type="checkbox"/> Leased <input type="checkbox"/> Humidifier <input type="checkbox"/> Dehumidifier <input type="checkbox"/> Lawn Sprinklers <input type="checkbox"/> Automatic Timer <input type="checkbox"/> Smoke Detectors - How Many? _____ <input type="checkbox"/> Whirlpool Bath <input type="checkbox"/> Swimming Pool <input type="checkbox"/> Pool Heater <input type="checkbox"/> Spa/Hot Tub <input type="checkbox"/> Pool/Spa Equipment (list): _____ <input type="checkbox"/> Refrigerator <input type="checkbox"/> Stove <input type="checkbox"/> Hood/Fan <input type="checkbox"/> Microwave Oven <input type="checkbox"/> Dishwasher <input type="checkbox"/> Garbage Disposal <input type="checkbox"/> Trash Compactor <input type="checkbox"/> Washer <input type="checkbox"/> Dryer <input type="checkbox"/> Central Vacuum <input type="checkbox"/> Freezer <input type="checkbox"/> Intercom <input type="checkbox"/> Ceiling Fans <input checked="" type="checkbox"/> Woodstove <input checked="" type="checkbox"/> Sump Pump <input checked="" type="checkbox"/> Well Pump <input type="checkbox"/> Satellite Dish <input type="checkbox"/> Indoor/Outdoor Grill <input type="checkbox"/> Attic Fan(s) <input type="checkbox"/> Window A/C <input type="checkbox"/> Mini Split <input type="checkbox"/> Compost Bin <input checked="" type="checkbox"/> Wood/Gas/Pellet/Other Stove (describe): _____ <input type="checkbox"/> OTHER: _____ List additional equipment and appliances, including any AC units, that will be excluded from the sale of the Property: _____ Are any of the items that will be included in the sale of the Property in need of repair or replacement? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "yes", explain in detail: _____
-----	--

3. STRUCTURAL COMPONENTS

Type of construction (check all that apply) <input type="checkbox"/> Manufactured <input type="checkbox"/> Modular <input type="checkbox"/> Wood Frame <input type="checkbox"/> Other (describe): <u>Not sure</u>
Age of Building(s): Main Bldg. _____ Additions to Main Bldg. _____ Additional Building(s): (a) _____ (b) _____
Has Seller built or caused to be built any of the buildings on the Property, or made any additions, modifications, alterations or renovations to any building on the Property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," please explain: _____
If "yes," did you obtain all necessary permits and approvals for such work? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know
Check any of the following items that have significant defects or malfunctions or that need significant repair: <input type="checkbox"/> Foundation <input type="checkbox"/> Slab <input type="checkbox"/> Chimney <input type="checkbox"/> Fireplace <input type="checkbox"/> Interior Walls <input type="checkbox"/> Ceilings <input type="checkbox"/> Floors <input type="checkbox"/> Windows <input type="checkbox"/> Doors <input type="checkbox"/> Storms/Screens <input type="checkbox"/> Exterior Walls <input type="checkbox"/> Driveway <input type="checkbox"/> Sidewalks <input type="checkbox"/> Pool <input type="checkbox"/> Roof <input type="checkbox"/> Outside Retaining Walls <input type="checkbox"/> Other Structures/Components: _____ If any of the above items are checked, describe the defect, malfunction or item(s) that need significant repair: _____
Has there ever been damage to the Property or any of the structures from fire, wind, floods, earth movements or landslides? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> DON'T KNOW If "Yes," explain in detail, including any repairs: <u>Hurricane Flood - baseboard dry wall</u>

Seller's Initials 26

Purchaser's Initials

to obtain proper guidance, provided the supervising licensee is not acting as a designated agent for another party with an interest in the **Owner's Property**. A supervising licensee receiving such confidential information shall protect such information from further disclosure. **Owner** acknowledges and agrees that disclosure of confidential information can be made to a supervising licensee to ensure that **Listing Agency** and any designated agent appointed under this Agreement are properly fulfilling their responsibilities and obligations to **Owner**.

9. **Conflict of Interest.** The State of Vermont prohibits dual agency where a real estate licensee represents the buyer and the seller in the same transaction. **Listing Agency** provides brokerage services to both sellers and buyers and enters into agreements with buyers to provide brokerage services. **Owner** acknowledges and consents to such representation. **Owner** understands, consents, and agrees that **Listing Agency** may enter into representation agreements with buyers for the purchase of similar properties, and may also represent other sellers who are selling similar properties.

10. **Owner Disclosures.** The following disclosures shall be made by **Owner** and provided by **Listing Agency** to buyers.

- A. **Lead-Based Paint Disclosure.** If the Property includes a residential dwelling built before 1978, **Owner** must disclose **Owner's** actual knowledge of lead-based paint or lead-based paint hazards and must provide Buyer with any records, test results or other information in **Owner's** possession. The Property ☒ does ☐ does not include a residential dwelling built before 1978 and, therefore, ☒ is ☐ is not subject to Federal Lead-Based Paint Regulations.
- B. **Mandatory Flood Disclosure.** 27 V.S.A. § 380 requires an **Owner** of real property in Vermont to disclose actual knowledge of the flood status of their property to the Buyer.
- C. **Seller's Property Information Report.** Seller's Property Information Report ☒ will ☐ will not be provided to **Listing Agency** by **Owner**.

Smoke and Carbon Monoxide Detectors. Properties are required to have smoke detectors and carbon monoxide detectors installed per State law. A signed disclosure, stating such devices are installed and working, shall be signed by **Owner** at closing.

11. **Accuracy of Information Concerning the Property.** **Owner** represents to **Listing Agency** that, to the best of **Owner's** knowledge, all information provided is complete, correct, accurate, not misleading and does not leave out any material information about the Property. **Owner** agrees to indemnify and hold **Listing Agency**, any Broker's Agency, Buyer's Agency, and any MLS to which a listing of the Property is submitted, harmless from any and all loss, damage, claim or liability, including attorney's fees, arising out of any inaccurate, misleading or undisclosed information or facts about the Property whether made by **Owner** in this Agreement or made by **Owner** during the course of **Listing Agency's** marketing efforts. The provisions of this section shall apply to and include information in any Seller's Property Information Report.

Owner further warrants and represents that this Agreement contains the signatures of all **Owners** of the Property or their legally authorized agents and that the person(s) signing this Agreement as **Owner** constitute all of the persons required to enter into a Purchase and Sale Contract for the Property and to convey all interests in the Property.

Owner's Initials

<i>LB</i>			
-----------	--	--	--

5. SEWER/SEPTIC/WASTEWATER SYSTEM

Special Notice: Sewer septic and wastewater systems that are not public or municipal systems are not designed to perform indefinitely and are affected by many conditions about which Seller may have no knowledge or have any ability to control. In addition, the useful life of these systems is affected by the amount and type of use, soil conditions, maintenance, the inherent design of these systems and many other factors. *Seller makes no warranty or representation whatsoever that these systems will operate or continue to function for any period of time. Inspection of these systems by a qualified inspector is recommended. State and local permits may be required for sewer, septic and wastewater systems.*

TYPE OF SYSTEM The Property is connected to and serviced by (check appropriate boxes):

☐ Public or Municipal Sewer System ☐ Shared ☐ On-site septic/wastewater system ☐ Off-site septic/wastewater system
☐ Septic Tank ☐ New or Alternate Technology (explain technology)
☐ Holding Tanks ☐ Cesspool ☐ Sewage Pump ☐ Dry Well ☐ Conventional disposal area ☐ Mound System disposal area
☐ At Grade ☐ Other ☐ Don't Know If other, please explain: _____
 What is the annual cost of municipal sewer? \$ _____ Date Range: _____

CONDITION OF SYSTEM If other than public or municipal sewer/wastewater system, answer the following:

Date system installed: _____ Is the system entirely on your Property? ☐ YES ☐ NO ☒ DON'T KNOW
 If "No," where is it? _____

Has the system been repaired since you have owned the Property? ☐ YES ☒ NO If "Yes," when? _____
 What was done? _____ By whom? _____

Type of septic tank: ☒ Concrete ☐ Metal ☐ Fiberglass ☐ Other (describe) _____ ☐ Don't Know
 Septic tank capacity (in gallons) _____ ☒ Don't Know
 Date Septic Tank Last Inspected? _____ ☒ Don't Know Reports of last inspection/pumping attached ☐ YES ☐ NO
 Date Septic Tank Last Pumped? 10 yrs ago +/- ☐ Don't Know By whom? _____
 If required by a State of Vermont wastewater permit, have required periodic maintenance/inspections been completed ☐ Yes ☐ No
 If so, date of most recent service _____ Cost: \$ _____ By whom: _____

To your knowledge, is any portion of the system in need of repair or replacement? ☐ YES ☐ NO If "Yes," describe in detail: _____

Has the property been occupied as a primary residence for at least 181 days during any one calendar year between December 31, 1986 and December 31, 2006? ☐ YES ☐ NO ☐ DON'T KNOW

6. ADDITIONAL INFORMATION CONCERNING THE PROPERTY

(a)	Is Seller currently occupying the Property? If "No," how long has it been since Seller occupied?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
(b)	Are any property or development rights (e.g. conservation easements to Land Trusts, etc.) owned by others? If "Yes," by whom: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(c)	Is property enrolled in Vermont's Current Use program?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(d)	Has Seller received written notice of any violations of local, state or federal laws, building codes and/or zoning ordinances affecting the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(e)	Are there any property tax abatements, land use value appraisal, land use tax stabilization agreements or other special property tax arrangements applicable to the Property? If yes, explain: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(f)	If the house was built after December 31, 1997, is a Residential Building Energy Standard (RBES) certification available?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(g)	Has Seller received notice that the Property will be reassessed by any taxing authority during the next 12 months?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(h)	Does the property have Urea-Formaldehyde Foam Insulation?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(i)	Does the Property have Asbestos and/or Asbestos Materials in the siding, walls, plaster, flooring, insulation, heating system?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW

Seller's Initials JS

Purchaser's Initials

(j)	Has the Property been tested for Radon Gas? If "Yes," when? _____ By whom? _____ Results: _____	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(k)	Has paint containing lead been used on the Property?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(l)	Does the Property have evidence of mold? If "Yes," what has been done about the mold? _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(m)	Are you aware of any off-site conditions in your neighborhood/community that could affect the value or desirability of the Property, such as noise, proposed major new development, relocation or major construction of roads or highways, proposed zoning changes, etc.? If "Yes," explain in detail: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(n)	Is there any infestation by pests that affect the property? If "Yes," explain: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(o)	Do you have any knowledge of any damage to the Property caused by pests?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(p)	Is the Property currently under warranty or other coverage by a pest control company?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(q)	Do you know of any termite/pest control reports or treatments for the Property in the last five years?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(r)	Does the Property have any audio and/or video surveillance or recording equipment? If Yes, will said equipment be active during showings? <input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(s)	Further explanation of answers to any of the above: _____			

7. CONDOMINIUMS/SUBDIVISIONS/HOMEOWNERS' ASSOCIATIONS

(a)	Is the Property part of a condominium or other common interest ownership association or is it subject to covenants, conditions and restrictions (CC&R's)? If "Yes," Condo docs or CC&R's attached?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
(b)	Is there any defect, damage, or problem with any common elements or common areas? If "Yes," describe below.	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(c)	Is there any condition or claim which may result in an increase in assessment or fees? If "Yes," describe below.	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(d)	Are pets allowed? If yes, what is allowed? _____	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(e)	Are there any rental restrictions? _____	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
(f)	Are there any homeowners' association dues associated with the Property? If "Yes," amount: \$ _____ <input checked="" type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> Yearly	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
(g)	Are there any special assessments on the Property? If "Yes," amount: \$ _____ <input checked="" type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> Yearly Purpose of special assessments: _____ Years or term remaining on any outstanding special assessments: _____	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
(h)	Are there any current actions, disputes or lawsuits pending between the homeowners/condominium owners' association and any other parties? If "Yes," describe below.	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(i)	Do you know of any violations of local, state, or federal laws or regulations, condominium rules or CC&R's relating to the Property? If "Yes," describe below.	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(j)	Contact person/manager for condominium/homeowner association: Name: _____ Phone number/e-mail: _____			
Further explanation of any of the above: _____				

Seller's Initials

--	--	--	--

Purchaser's Initials

--	--	--	--

IS THERE ANYTHING ELSE THAT SHOULD BE DISCLOSED ABOUT THE CONDITION OF THE PROPERTY? (In answering this question, you should be guided by what you would want to know about the condition of the Property if you were buying it.)

☐ YES ☐ NO ☒ DON'T KNOW OF ANYTHING ELSE. If "Yes," explain:

Sold as is where it is. JB

SELLER'S STATEMENT: Seller is providing the information in this report to reduce the likelihood of DISPUTES or LEGAL ACTION concerning the sale of the Property. The information provided herein does not constitute any warranty, express or implied, by Seller about the Property or any feature of the Property. Seller hereby authorizes any real estate agent to provide a copy of this report to any prospective buyer. IN DELIVERING THIS REPORT TO A BUYER OR PROSPECTIVE BUYER, NO REPRESENTATION IS MADE BY ANY REAL ESTATE AGENT THAT THEY HAVE ANY INDEPENDENT OR PERSONAL KNOWLEDGE ABOUT THE CONDITION OF THE PROPERTY, THAT THEY HAVE MADE ANY INQUIRY OR INVESTIGATION ABOUT THE CONDITION OF THE PROPERTY OR ANY OF THE INFORMATION PROVIDED IN THIS REPORT BY SELLER OR THAT THEY HAVE VERIFIED THE INFORMATION PROVIDED IN THIS REPORT BY THE SELLER. Seller acknowledges that the information provided in this report is correct to the best of Seller's knowledge as of the date signed by Seller.

BUYER/PROSPECTIVE BUYER ACKNOWLEDGES RECEIPT OF A COPY OF THIS REPORT ON THE DATE SET FORTH BELOW. BUYER/PROSPECTIVE BUYER UNDERSTANDS THAT THIS REPORT PROVIDES INFORMATION ABOUT THE PROPERTY MADE BY THE SELLER AS OF THE ABOVE DATE. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR ANY REAL ESTATE AGENT. THIS REPORT IS NOT A SUBSTITUTE FOR ANY PROPERTY INSPECTION. BUYER/PROSPECTIVE BUYER MAY OBTAIN A PROPERTY INSPECTION. HOWEVER, ANY SUCH INSPECTION MUST BE BY WRITTEN AGREEMENT WITH SELLER. BUYER/PROSPECTIVE BUYER UNDERSTANDS THAT THERE MAY BE MATTERS RELATING TO THE PROPERTY WHICH ARE NOT ADDRESSED IN THIS REPORT.

Seller: Laura Bueckner
(Signature) (Date)

Purchaser: _____
(Signature) (Date)

Seller: 9/18/25
(Signature) (Date)

Purchaser: _____
(Signature) (Date)

Seller: _____
(Signature) (Date)

Purchaser: _____
(Signature) (Date)

Seller: _____
(Signature) (Date)

Purchaser: _____
(Signature) (Date)

10



Vermont Mandatory Flood Disclosure



Date Prepared: 03/24/2025

Seller's Name(s): Laura Brueckner

Property Address: 1421 Shaw Mansion Road, Waterbury, VT 05677

Street

City/Town

27 V.S.A. § 380 requires all Sellers of real property in Vermont to disclose the flood status of their property to the Purchaser. The FEMA search engine can be found at <https://msc.fema.gov/portal/home>.

Descriptions of FEMA's flood hazard areas can be found at <https://www.fema.gov/glossary/flood-zones>.

1	Is the real property located in a Federal Emergency Management Agency (FEMA) mapped Special Flood Hazard Area?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
2	Is the real property located in a Federal Emergency Management Agency (FEMA) mapped Moderate Flood Hazard Area?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
3	Has the real property been subject to flooding or flood damage while the seller possessed the property, including flood damage from inundation or from flood-related erosion or landslide damage? <i>Hurricane</i>	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
3a	If yes, please describe: <i>Hurricane and extremely heavy rain</i>		
4	Does the seller maintain flood insurance on the real property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Seller has completed this form personally, reviewed the FEMA map and associated data themselves, and has not relied upon anyone else to provide this information.

THE STATEMENTS IN THIS REPORT ARE MADE BY THE SELLER. THEY ARE NOT STATEMENTS OR REPRESENTATIONS MADE BY ANY REAL ESTATE AGENT(S).

Seller: <u>Laura Brueckner</u> <i>4/5/25</i> (Signature) (Date)	Seller: _____ (Signature) (Date)
<i>9/18/25</i> <i>SB</i>	
Seller: _____ (Signature) (Date)	Seller: _____ (Signature) (Date)

Purchaser acknowledges receipt of this Disclosure

Purchaser: _____ (Signature) (Date)	Purchaser: _____ (Signature) (Date)
Purchaser: _____ (Signature) (Date)	Purchaser: _____ (Signature) (Date)

BASEMENT/CELLAR/CRAWL SPACE:

Has there ever been any water leakage, accumulation of water, dampness or visible mold within the basement, cellar or any crawl space? ☒ YES ☐ NO

If "Yes," explain in detail: _____

Have there been any repairs or other attempts to control any water or dampness within the basement, cellar or crawl space?

☒ YES ☐ NO ☐ DON'T KNOW If "Yes," explain in detail, including any repairs: _____

Are any of the above recurring problems? ☒ YES ☐ NO If "Yes," what are the problems and how often have they recurred? _____

ROOF: ☒ Shingle ☐ Slate ☐ Metal ☐ Tile ☐ Other (describe) _____ ☐ Don't Know

Approximate age of roof? _____

Has the roof ever leaked since you have owned the Property? ☐ YES ☒ NO ☐ DON'T KNOW

If "Yes," explain: _____

Has the roof been replaced or repaired since you have owned the Property? ☒ YES ☐ NO ☐ DON'T KNOW

If "Yes," when? _____

Are there any current problems with the roof? ☐ YES ☒ NO ☐ DON'T KNOW

If "Yes," explain: _____

4. WATER SUPPLY

Special Notice: Water supplies, especially those that are not public or municipal supplies, are affected by many conditions about which Seller may have no knowledge or have any ability to control. These water supply systems can change, deteriorate or fail, often with no warning signs. *Seller makes no warranty or representation whatsoever that the water supply, including quality or quantity, will operate or continue to function for any period of time. Inspection of these systems by a qualified inspector is strongly recommended. As required by law, any Seller with a potable water supply that is not served by a public water system shall provide the Purchaser with an informational brochure developed by the Vermont Department of Health regarding Testing Water from Private Water Supplies within 72 hours of the execution of a contract for the purchase of the Property.*

TYPE OF WATER SYSTEM The Property is connected to and serviced by (check all applicable boxes):

☐ Public or Municipal ☐ Community ☒ Private ☐ Shared ☐ Driven Point Well ☐ On-site ☐ Off-site

☐ Drilled Well ☐ Dug Well ☐ Spring ☐ Lake/Pond ☐ None ☐ Don't Know ☐ Other _____

Water System Features: ☐ Cistern/Reservoir/Holding Tank ☐ Water Softener/Conditioner ☐ Reverse Osmosis

☐ Infrared Light ☐ Ultraviolet ☐ Other: _____ ☐ None ☐ Don't Know

Water Pipes are: ☐ Copper ☐ Galvanized ☐ Metal Lead ☐ PVC (Plastic) ☐ Combination ☐ Don't Know

Age of Water System: 7

If Drilled Well: Drilled by: manosh Tag #: _____ Depth: _____

Gallons Per Minute (at time of driller's report): _____ Date of driller's report: _____

What is the annual cost for municipal water \$ _____ Date Range: _____ Metered ☐ YES ☐ NO

CONDITION OF WATER AND WATER SYSTEM

Has the water been tested for coliform bacteria? ☐ YES ☐ NO ☒ DON'T KNOW

If "Yes," when? _____ By whom? _____ Results: _____

Has any other water quality or water chemistry testing been done? ☐ YES ☐ NO ☒ DON'T KNOW

If "Yes," when? _____ By whom? _____ Results: _____

Water softener ☐ YES ☒ NO If "Yes," ☐ Own ☐ Rent If rented, from whom: _____

Are you aware of low pressure in your water system? ☐ YES ☒ NO

Has your water supply ever run out or run low? ☐ YES ☒ NO If "Yes," describe: _____

Does the water have any odor, bad taste, cloudiness or discoloration? ☐ YES ☒ NO If "Yes," describe in detail: _____

Describe in detail any other problems you have had with your water system, including water quality or quantity: _____

Seller's Initials

JB

Purchaser's Initials



FEMA (www.fema.gov/)

FEMA Flood Map Service Center: Search By Address

Navigation

Search

[MSC Home \(/portal/\)](#)

[MSC Search by Address \(/portal/search\)](#)

[MSC Search All Products \(/portal/advanceSearch\)](#)

[MSC Products and Tools \(/portal/resources/productsandtools\)](#)

[Hazard \(/portal/resources/hazard\)](#)

[LOMC Batch Files \(/portal/resources/lomc\)](#)

[Product Availability \(/portal/productAvailability\)](#)

[MSC Frequently Asked Questions \(FAQs\) \(/portal/resources/faq\)](#)

[MSC Email Subscriptions \(/portal/subscriptionHome\)](#)

[Contact MSC Help \(/portal/resources/contact\)](#)

Enter an address, place, or coordinates:

1421 Shaw Mansion Road, Waterbury, VT

Search

Whether you are in a high risk zone or not, you may need flood insurance (<https://www.fema.gov/national-flood-insurance-program>) because most homeowners insurance doesn't cover flood damage. If you live in an area with low or moderate flood risk, you are 5 times more likely to experience flood than a fire in your home over the next 30 years. For many, a National Flood Insurance Program's flood insurance policy could cost less than \$400 per year. Call your insurance agent today and protect what you've built.

Learn more about steps you can take (<https://www.fema.gov/what-mitigation>) to reduce flood risk damage.

Search Results—Products for WATERBURY, TOWN OF

Show ALL Products » (<https://msc.fema.gov/portal/availabilitySearch?addcommunity=500123&communityName=WATERBURY, TOWN OF#searchre>)

The flood map for the selected area is number **50023C0065E**, effective on **3/19/2013**

DYNAMIC MAP



(<https://msc.fema.gov/portal/firmette?latitude=44.377114&longitude=-72.694120>)

MAP IMAGE



(https://msc.fema.gov/portal/downloadProduct?productTypeID=FINAL_PRODUCT&productSubTypeID=FIRM_PANEL&productID=50023C0065E)

Changes to this FIRM

Revisions (0)

Amendments (3)

Revalidations (1)

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMette.

Go To NFHL Viewer » (<https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d879338b5529aa9cd>)

+
—



QUITCLAIM DEED

Brueckner, William C. to Brueckner, William C. and Laura J.

258

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT I, WILLIAM CHARLES BRUECKNER, of Waterbury Center, Vermont, Grantor, in consideration of One Dollar and other valuable consideration paid to my full satisfaction by WILLIAM CHARLES BRUECKNER and LAURA J. BRUECKNER of Waterbury Center, Vermont, Grantees, have REMISED, RELEASED, AND FOREVER QUITCLAIMED unto the said Grantees, WILLIAM CHARLES BRUECKNER and LAURA J. BRUECKNER, husband and wife as tenants by the entirety, and their heirs and assigns forever; all right and title which I, the said Grantor, or my heirs have in and to a certain piece of land in Waterbury Center, Vermont, described as follows, viz:

Being all and the same lands and premises as conveyed to William Charles Brueckner and Marilyn Finley Brueckner (now deceased) by quitclaim deed of Samuel C. Fitzpatrick dated May 7, 1987 and recorded at Book 105 Pages 489-90 of the Waterbury Land Records.

This deed has been executed and delivered under the authority and provisions of 27 V.S.A. §349 for the purpose of vesting title to said land and premises in WILLIAM CHARLES BRUECKNER and LAURA J. BRUECKNER, husband and wife as tenants by the entirety.

Reference is hereby made to said deed and its record, to all references therein and to the Waterbury Land Records in aid of this description.

TO HAVE AND TO HOLD all my right and title in and to said quitclaimed premises, with the appurtenances thereof, to the said Grantees, WILLIAM CHARLES BRUECKNER and LAURA J. BRUECKNER, husband and wife as tenants by the entirety, and their heirs and assigns forever.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 2nd day of September, 1993.

In presence of:

Erin L. Titus
Witness

William Charles Brueckner
William Charles Brueckner

Nancy M. Ditto
Witness

STATE OF VERMONT
COUNTY OF WASHINGTON, SS.

At Waterbury, Vt., in said County this 2nd day of September, 1993, WILLIAM CHARLES BRUECKNER personally appeared, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

WATERBURY TOWN CLERK'S OFFICE

RECEIVED FOR RECORD
Sept. 07 A.D. 1993
AT 8 O'CLOCK 50 MINUTES A.M.
AND RECORDED IN BOOK 193 PAGE 258
RECORDS OF Deeds
ATTEST Erin H. Parker
Asst. TOWN CLERK

Before me Erin L. Titus
Notary Public
My commission expires: 2-10-95